CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for August 20, 2003 PLANNING COMMISSION MEETING

P.A.S.: County Final Plat No.03028

The Preserve at Cross Creek

SCHEDULED PLANNING COMMISSION MEETING: DATE: August 20, 2003

PROPOSAL: A final plat consisting of 15 lots.

LOCATION: South 68th Street and Roca Road.

LAND AREA: 78.89 acres, more or less.

CONCLUSION: Final plat is in conformance with the preliminary plat.

RECOMMENDATION: Conditional Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: A part of Lot 20 I. T. located in the SE 1/4 of Section 16, T8N, R7E of the 6th P.M., Lancaster County, Nebraska.

EXISTING ZONING: AG Agricultural in the Lancaster County Jurisdiction. AGR change of zone in process.

EXISTING LAND USE: Agricultural, and a wooded drainage way.

SURROUNDING LAND USE AND ZONING:

North: Agriculture, one farm dwelling, zoned AG

South: Agriculture and acreages along Roca road, zoned AG. AGR and acreages SE of 68th

and Roca Rd.

East: Agriculture with a few dwellings, zoned AG

West: Agriculture, zoned AG

HISTORY: The Preserve at Cross Creek Preliminary Plat and Change of Zone #211 were approved by the Lancaster Planning Commission on April 16, 2003. They are scheduled for hearing at the County Board on August 5, 2003. Changed from AA Rural and Public Use to AG Agriculture in the 1979 zoning update.

UTILITIES: There is no public sewer available. Individual waste disposal is proposed. This is in the Lancaster County Rural Water District #1 and Rural Water is proposed.

TRAFFIC ANALYSIS: This is served by Roca Rd. and S. 68^{th.} Both are paved county roads. S. 68th is planned for improvement and a new profile in FY 2004.

ANALYSIS:

- 1. The final plat and Change of zone are scheduled for County Board hearing and action on August 4, 2003. This final plat must conform to the approved preliminary plat. It does conform to the preliminary plat as approved by Planning Commission
- 2. The County Engineer's letter of July 24 requested several minor revisions.
- 3. Revisions and installation of improvements are required prior to scheduling to the County Board.

CONDITIONS:

- 1. Prior to scheduling this final plat onto the County Board's agenda:
 - 1.1 The Final Plat Mylar shall have the following changes made to it:
 - 1.1.1 Show a scale, north arrow and sheet numbers on sheet 2.
 - 1.1.2 Revise the Dedication to remove "City of Lincoln, a municipal corporation".
 - 1.1.3 Revise the Dedication as requested by the County Engineer to show "only one access per lot".
 - 1.1.4 Remove the acceptance of dedication from the Planning Commission Approval.
 - 1.1.5 Add the language that public streets shown are hereby dedicated to the public.
 - 1.1.6 Add the address to the surveyors signature line.
 - 1.1.7 Remove City of Lincoln and Title 26 from the Surveyors Certificate.
 - 1.1.8 Remove Lincoln Electric System from the Dedication and use Norris Public Power District.

- 1.1.9 Revise the Surveyor's certificate to note all of the ""Northwest", not Northeast on line three.
- 1.1.10 Provide a corrected Mylar signed in black opaque ink and six copies to the Planning Department.
- 1.2 All improvements must be in place and approved by the County Engineer.
- 1.3 Water improvements must be in place (or an equivalent agreement) and approved by the Lancaster County Rural Water District #1.
- 2. The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 2.1 To submit to the County Engineer an erosion control plan.
 - 2.2 To protect the remaining trees on the site during construction and development.
 - 2.3 To submit to lot buyers and home builders a copy of the soil analysis.
 - 2.4 To complete the private improvements shown on the preliminary plat.
 - 2.5 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the County Attorney and filed of record with the Register of Deeds.
 - 2.6 To relinquish the right of direct vehicular access to S. 68th Street except for Wildflower Lane.
 - 2.7 To comply with the provisions of the Land Subdivision Resolution regarding land preparation.
- 4. Submit a statement from the County Treasurer's office that there are no delinquent taxes against the land within the proposed subdivision and there are no liens for taxes which have been levied but which are not yet delinquent, and a statement that all special assessment installment payments are current as applied to said proposed subdivision. All taxes against the land have been paid and are current and there are no liens for taxes which have been levied but not yet delinquent.

Prepared by:

Mike DeKalb

Planner July 30, 2003

APPLICANT: Brian D. Carstens and Associates

601 Old Cheney Road, Suite C

Lincoln, NE 68512 (402) 434-2424

OWNER: Land II. L.L.C.

2610 Park Blvd Lincoln, NE 68502 (402) 435-3550

CONTACT: Brian D. Carstens and Associates

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County Final Plat #03028 The Preserve at Cross Creek Addition





County Final Plat #03028 The Preserve at Cross Creek Addition

Zoning:

R-1 to R-8Residential District ΑG Agricultural District AGR Agricultural Residential District R-C Residential Convervation District 0-1 Office District Suburban Office District 0-2 0-3 Office Park District Residential Transition District B-1 Local Business District Planned Neighborhood Business District B-2

B-3 Commercial District

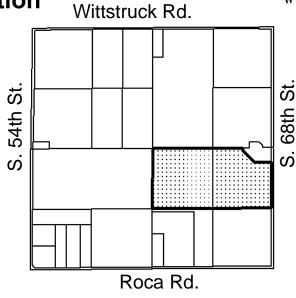
B-4 Lincoln Center Business District B-5 Planned Regional Business District H-1 Interstate Commercial District

Highway Business District H-2 Highway Commercial District H-3 H-4 General Commercial District

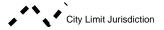
Industrial District 1-2 Industrial Park District

Employment Center District Public Use District

One Square Mile Sec. 16 T008N R07E



Zoning Jurisdiction Lines



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BASED ON THE PRESERVE AT CROSS CREEK FINAL PLAT

COUNTY PRELIMINARY PLAT #02029

LIEN HOLDER CONSENT AND SUBORDINATION

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All dimensions are about measurements unless shown otherwise, and are in feet or declinate of a feet.

Signed this ____ day of

PLANNING COMMISSION APPROVAL

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Dan Klein St., Managing Nember Land K. L.L.C., a Mebraska Limited Liability Company ĸ **ACKNOWLEDGMENT** STATE OF HEBRASKA LANCASTER COUNTY

The foregoing plot and dedication was approved and accepted by the Lancautic Louiny Board of Commissioners by Resolution No.

County Clark

COUNTY BOARD APPROVAL

My commission expire the day of

NOTARY PUBLIC

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Name
on beholf of solid First State Bank.

The foregoing instrument was acknowledged before me this

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ACKNOWLEDGMENT

STATE OF MEDINASKA LANCASTER COUNTY

Truetee and Beneficiary

Plat State Book

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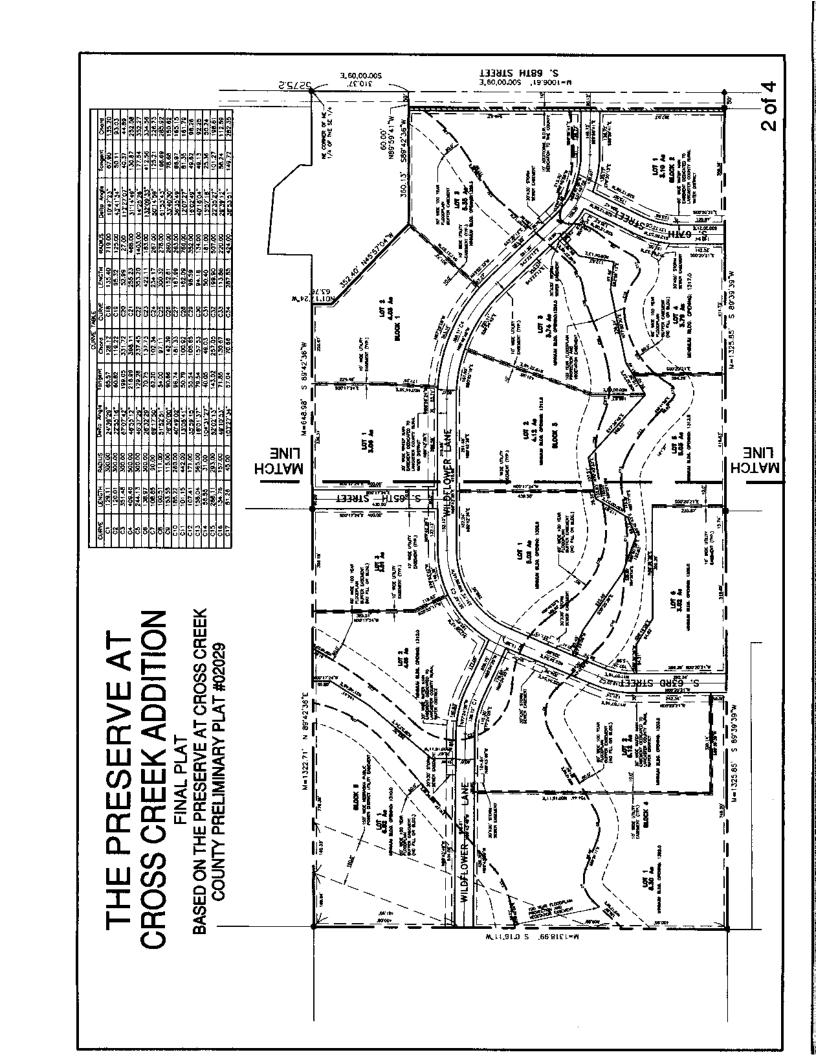
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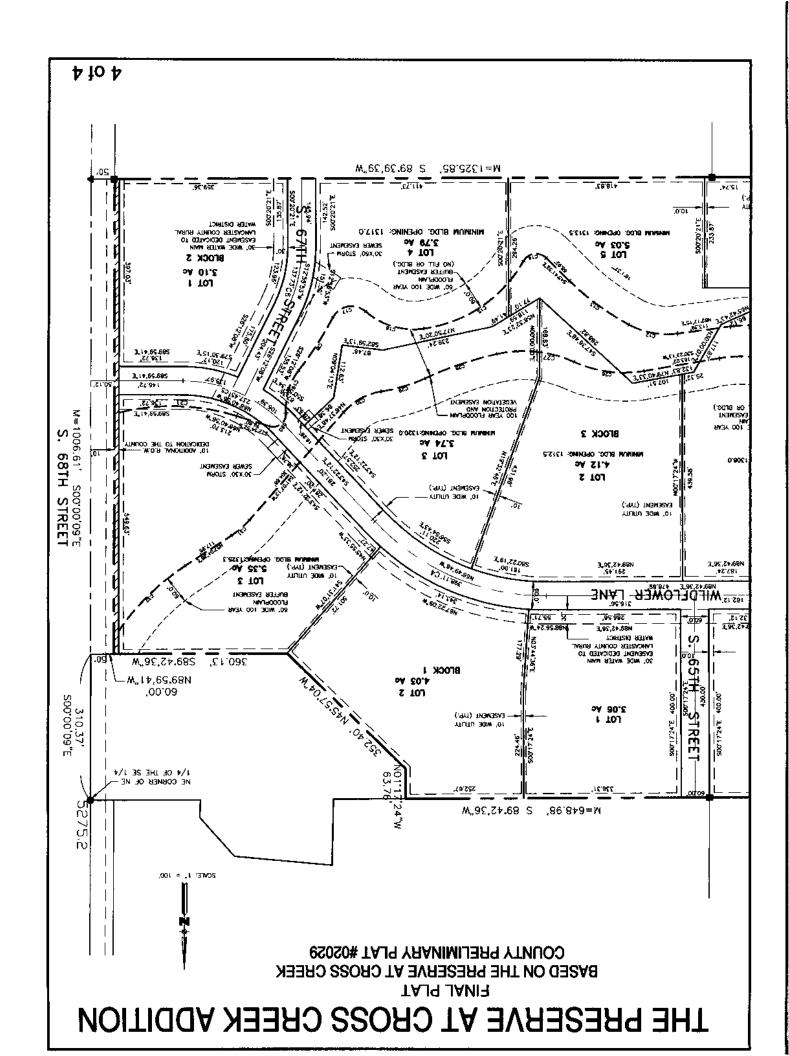
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Per Herri





3 of 4 M=1325,85' S 89'39'39' \$8.815 EASEMENT (TYP.) ALDUM BOW OF REMARKS SCOOL CORNINGS 1306.0 63RD 8 TOJ 3.02 Ac NN BEDC: ONEMNIC: (2051) NUMBER OF CHEMING: 1202'0 LOT 1 8.30 Ac BLOCK 4 (NO LITT OB BEDGE) LEGODELMIN 60, WIDE 100 VEAR 90, WIDE 100 VEAR M = 1318.99(no litt og brog) brileg eværient Ltoodstyin 190, mae 100 aens MUNICIPAL DESCRIPTION (1306.0 5.03 Ac 1 101 20,X20, ZIOEMI 187.24°E MILDILLOMER MH DE 135 15 EASEMENT (TYP.) 10, MDE RUPLY 65TH COT 2 (PAT) TABAGSA3 TO WIDE OFFICE BLDC, OPENING: LOT 1 £ 101 5.01 Au (NO LITT OK BIDGE) BRILLEN EVZEMENT LICOCOLITMN 90, MIDE 100 AEMS POWER SIZIFICE (TRUTY EASENEN) 130, WIDE NEBRASKA PUBLIC BFOCK 2 M=1322.71 N 89.42.36"E 2CYTE: 1, = 100, COUNTY PRELIMINARY PLAT #02029 BASED ON THE PRESERVE AT CROSS CREEK ADDITION TAJ9 JANI3 THE PRESERVE AT CROSS CREEK ADDITION



BRIAN D. CARSTENS AND ASSOCIATES

LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN 601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

July 17, 2003

Mr. Marvin Krout
Director of Planning
City of Lincoln / Lancaster County
555 South 10th Street
Lincoln, NE 68508

RE:

THE PRESERVE AT CROSS CREEK ADDITION - FINAL PLAT

Based on Preliminary Plat #02029

Dear Mr. Krout,

On behalf of the developer, Land II, L.L.C., we are submitting the Final Plat for The Preserve at Cross Creek Addition. We are creating fifteen lots which is in conformance with The Preserve at Cross Creek Preliminary Plat #02029.

Please contact me if you have any further questions or comments.

Sincerely,

Brian D. Carstens

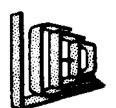
CC.

Land II, L.L.C. Joe Kerr

Enclosures:

16 sets of sheets 1 thru 4 Application for Final Plat Application fee for \$250.00 Ownership Certificate

DON R. THOMAS - COUNTY ENGINEER



Lancaster

<u>County</u>

<u>Engineering</u>

<u>Department</u>

DEPUTY- LARRY V. WORRELL COUNTY SURVEYOR

DATE:

TO:

Mike DeKalb

Planning Department

FROM:

Larry V. Worrell

County Surveyor

SUBJECT:

THE PRESERVE AT CROSS CREEK

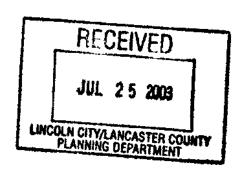
FINAL PLAT

This office has reviewed subject Final Plat and would offer the following:

All improvements shall be complete prior to final plat approval. 1)

2) The dedication shall include the requirement of only one residential drive per lot.

LVW/DP/bml Subdiv/The Preserve at Cross Creek/Final Plat Mem.





AREA 2 SERVICE CENTER R.R. 1 BOX 56 ROCA, NEBRASKA 68430 402/423-3855 FAX 402/423-8090

RECEIVED

JUL 2 5 2003

LINCOLN CITY/LANCASTER COUNTY PLANNING DEPARTMENT

July 23, 2003

Mike Dekalb, Project Planner 555 S. 10th #213 Lincoln, NE 68508

RE: the Preserve at Cross Creek #03028

Dear Mike,

I have reviewed the subject plat and see easements in place as requested.

Thanks for your cooperation.

Sincerely

Rick Volmer, Construction Superintendent Area II